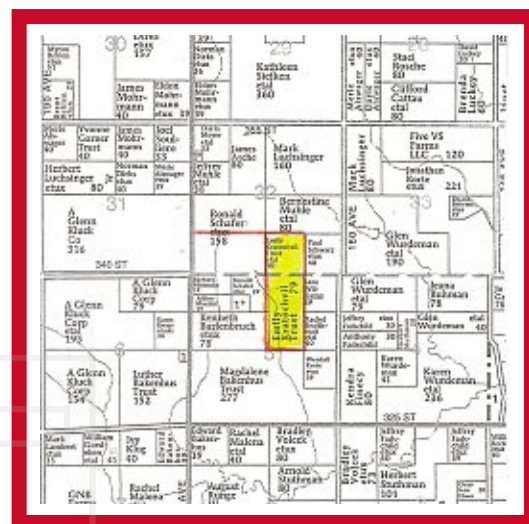


PLATTE COUNTY 119+/- FARMLAND ACRES OFFERED AT PUBLIC AUCTION

AUCTION DATE:
Thurs. November 29, 2018
1:00 P.M.

AUCTION LOCATION:
American Legion Post #84
2263 3rd Ave. Columbus, NE



LEGAL DESCRIPTION:

79.09 Acres in W1/2NE1/4 5-18N-1E & 40 Acres in SW1/4SE1/4 32-19N-1E Platte County, NE

LAND LOCATION:

Go 9 Miles North of Columbus, NE on the Monastery Road. Signs are on the property.

PROPERTY DESCRIPTION:

119+/- Acres of dry Cropland with rolling, silty, clay loam soils typical for the area. Approximately 50 Acres is currently planted to alfalfa. This an inside tract with recorded easement from the Monastery Road.

ESTIMATED 2018 REAL ESTATE TAXES:

Platte Co. \$6,576.82. Seller pays 2018 and prior years taxes.

PLATTE CO. FSA INFORMATION:

119.98 Farmland Acres, 118.83 Effective DCP Cropland Acres, 106.90 Corn Base Acres, 151 Corn PLC Yield, 1.20 Wheat Base Acres, 34 Wheat PLC Yield, 5.60 Soybean Base Acres, 52 Soybean PLC Yield.

Judith Miller as Successor Trustee of Emily Kratochvil Trust
Tessendorf & Tessendorf P.C. Attorneys At Law

CLOSING: Within 30 days from date of auction. Date to be agreed between Buyer and Seller.

TERMS: CASH, \$100,000.00 non-refundable Down Payment day of Auction and signing of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

POSSESSION: Buyer obtains full possession March 1, 2019.

SURVEY: If survey is required it will be at the expense of the Buyer.

NOTE: INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED. Property offered will be sold 'as is'. Each bidder is responsible for their own inspections and inquiries of the property. Announcements on sale day take precedence over earlier announcements, verbal or written.

****View our website at www.bussauction.com for additional information**

FOR DETAILS OR FOR VIEWING THE PROPERTY CONTACT:

BUSS REALTY & AUCTION, LLC

1470-25th AVENUE COLUMBUS, NE Office Phone: 402-564-7915

Dave Luckey; Real Estate Broker, Appraiser, 402-562-0922

Brad Luchsinger; Auctioneer, Salesperson, 402-910-8619

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